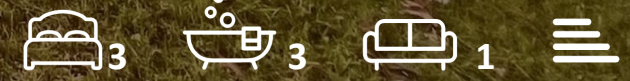




3 The Old Stables
Langton Long, Blandford Forum, DT11 9HR

Asking price £525,000



3 The Old Stables

Langton Long, Blandford Forum, DT11

QHP

IN THE AGENT'S OPINION THIS IS THE BEST CHARACTER PROPERTY CURRENTLY AVAILABLE WITHIN THIS PRICE BAND

This beautifully presented and distinctive home seamlessly combines modern amenities with charming character features. Originally a Georgian stable block, it was converted into ten mews houses in the 1980s. The property is accessed via a communal octagonal courtyard, leading to the front door and entrance hallway.

The kitchen features cream wall and base units paired with a stunning wooden countertop and is equipped with a range of integrated Miele appliances. Currently, it accommodates a four-seater table and chairs and is laid with tiled flooring. The spacious sitting room boasts a brick fireplace with a functional chimney, creating a cosy focal point. Wooden flooring adds warmth to the space, while a French door opens onto a private terrace via a set of steps.

On the first floor, the landing features a striking half-circle window, offering scenic views across the landscaped parkland and toward the River Stour. The generously sized master bedroom enjoys beautiful views and comes with a built-in wardrobe. It is serviced by a fully tiled ensuite bathroom with a shower, basin, and WC. A second bedroom on this floor accommodates a double bed and also includes a built-in wardrobe. The family bathroom is fully tiled and features a bath with an overhead shower, a basin, and a WC.

Ascending to the top floor via an ornate metal spiral staircase, there is a third double bedroom adorned with exposed wooden beams and illuminated by two Velux windows, filling the room with natural light. This bedroom benefits from a fully tiled ensuite shower room with a white suite, including a shower, basin, and WC. Completing the accommodation on this floor is a mezzanine landing, boasting a vaulted ceiling. This area could serve as a home office.



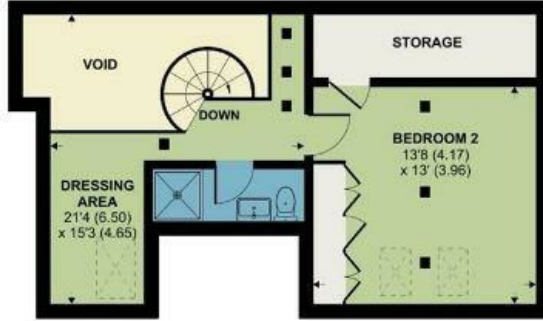
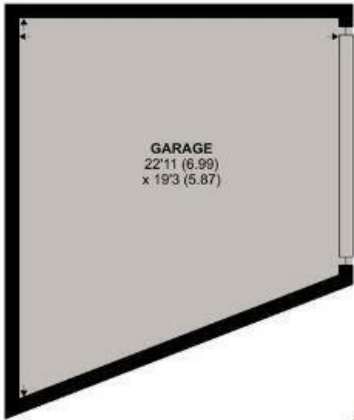


Outside, the property is accessed via a private gravel driveway, offering lovely views of the surrounding manicured parkland. The home also benefits from a private southwest-facing terrace, ideal for outdoor dining, along with a larger-than-average double garage equipped with loft storage, lighting, and power. Ample visitor parking is also available.



The Old Stables, Langton Long, Blandford Forum

Approximate Area = 1436 sq ft / 133.4 sq m (excludes void)
 Garage = 372 sq ft / 34.5 sq m
 Total = 1808 sq ft / 168 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.